

**MINUTES
COLUMBUS PLAN COMMISSION
WEDNESDAY SEPTEMBER 3, 2003 AT 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: John DeLap, President, Craig Hawes, Shirley Todd, Patricia Zeigler, Steve Ruble, Dave Fisher, and John Hatter.

Members Absent: Dave Bonnell, Gary Nienaber, Jack Heaton and Mike Gillespie.

Staff Present: Roger Hunt, Planning Director, Heather Pope, Sondra Bohn, Thom Weintraut, Marcus Hurley, Planning Department; Tom Finke County Plan Commission liaison and Alan Whitted, Deputy City Attorney.

LIAISON REPORTS

Written reports were received and discussed.

CONSENT AGENDA

Minutes of August 6, 2003 meeting.

Motion: Ms. Zeigler made a motion to approve the August 6, 2003 meeting. Ms. Todd seconded the motion and it carried unanimously.

OLD BUSINESS REQUIRING COMMISSION ACTION

None

NEW BUSINESS REQUIRING COMMISSION ACTION

PUDF-03-04; D&L Mini-Mall – A petition by Larry Willis and Daniel Sadd, D&L Development, for approval of a Final Detailed PUD Plan for a property of approximately 0.84 acres, located on National Road (U.S 31 at the north entry to the Lowe's Development (Lowes's out Lot #2), for the purpose of constructing a retail mini-mall of approximately 8010 square feet and a parking lot of approximately 47 spaces, along with landscaping, signage, lighting and other appropriate infrastructure.

Mr. Hunt presented the background information on this request, as follows:

Staff recommends approval of Final Detailed PUD Plan, with modifications/conditions as follow:

Signage for the property is not approved as part of this Final PUD Plan approval, except that construction signs in conformity with the applicants proposed Option #2(2) are hereby approved. A sign development plan for this property shall be reviewed and approved by the Plan Commission as

an element of the site's Final Detailed PUD Plan, before any certificate of occupancy shall be approved for the property.

Building elevations shall be reviewed and approved by the Plan Commission as an element of the site's Final Detailed PUD Plan, before any Zoning Compliance Certificate shall be approved for the property.

Landscaping plans shall be reviewed and approved by the Landscape Review Committee, per Condition 5 of the PUD Rezoning ordinance, before any Zoning Compliance Certificate shall be approved for the property.

Necessary and appropriate provision for storm water management, sidewalk location and design, and curb and gutter shall require review and approval by city planning and engineering staff, per Condition 7 of the PUD Rezoning ordinance, before any Zoning Compliance Certificate shall be approved for the property.

This is the second and last of the two Lowe's Center out lot located at or near the intersection of National and 10th. The lot is still owned by D&L Development, the group who developed the Lowe's site itself and handled early stages of Golden Corral's site planning. This site is smaller than the Golden Corral property and somewhat less visible from the intersection.

Incidentally, another outlot was provided for in the original PUD rezoning. This last lot was to be located across the National entrance drive from the outlot in question, next to the Centra Credit Union property and the Cummins Fuel Systems facility. Theoretically, this last outlot could still be developed; however, the subdivision plat included this area as an unbroken piece of the Lowe's property. The lot would need to undergo an additional minor subdivision as well as a Final Detailed PUD Site Plan before any development could proceed. Given the level of development on the overall center property and the limited nature of the right-in, right-out access to National, the staff and Commission will need to carefully scrutinize any proposed development here.

The proposed building is a mini-mall, which would allow several separate shops with independent doorways along a common front walk. This use is in keeping with the allowable uses for the PUD. The building size and associated parking and vehicular area leave the site "loaded to the gills. There is adequate room for proposed landscaping within the setback and islands. Although it would be nice to have room for more greenery, the proposed intensity is in keeping with the code as well as surrounding development and cannot be faulted.

No elevations are provided with this plan, and in fact may not be determined until later, when tenants are confirmed. This is reasonable at this stage of the development; however, as a visible entryway to the city, architectural appearance is of interest here. The staff recommends separate review and approval of building elevations at the appropriate time.

The property is 0.84 acres, or about 36,600 square feet, which seems adequate to the proposed use as a mini-mall.

The only setback required is along the National Road frontage. That setback is 90 feet from the edge of right-of-way. This figure is larger than the normal requirement because of the immanency

of the National Road widening project. During discussions about development of the Golden Corral and subsequent replatting and PUD plan approval, the city requested and the developers agreed to a condition that setbacks would be in harmony with the widened street, rather than current width as the ordinance normally requires. This condition is carried through to the current PUD plan. It should benefit the city and the site owners, since when additional right-of-way is acquired, nothing on the property will need to be disturbed. The proposed building does conform to this setback, and is appropriate for approval.

Side and rear setbacks are voluntarily proffered as specified on the plan. These seem adequate and should be approved.

All landscaping for the Lowe's site and each outlot is required by the original rezoning to be approved by the LRC (Landscape Review Committee). This stipulation is appropriate here and should be followed. The current plans include a Landscape Plan sheet. Although detailed analysis will await LRC review, the plan preliminarily seems adequate, although LRC will probably wish to carefully consider landscaping along the National Road frontage. As one of the city's major entryways, this corridor needs special attention regarding landscaping. A condition to this effect is part of the PUD rezoning ordinance.

The applicants propose an Option #1 and Option #2 for property signage. Although either or both options may be appropriate, as the Commission will recall, signs in the Lowe's development have been a point of some contention. Rather than fold a minimalist sign package into this PUD plan review, the staff would prefer more detail as to nature, size and height of each sign proposed for the center. This was the approach settled on for Golden Corral and it seems to have served us well. We recommend a parallel process for the current PUD Final plan.

Lighting should not pose a problem here as the area is already intensely commercial and there are no neighbors to be bothered by lighting conflict. Information on site lighting fixtures, placement/density and illumination may be left to the Zoning Compliance Certificate stage.

Staff recommends approval of the Final Detailed PUD Plan as submitted, with conditions as stated at the beginning of the report.

Scott Wills with D&L Developer and Nolan Bingham with Paris/Bingham Architectural represented the petitioner.

Mr. Bingham stated that they agreed with staff comments and were willing to provide the necessary information to the Planning Department.

Mr. DeLap asked what types of establishments do they anticipate locating at this site.

Mr. Bingham stated that there would be most likely four to five tenants, possibly national retailers,

Mr. DeLap opened the meeting to the public.

There was no one to speak for or against this request.

Mr. DeLap closed the meeting to the public.

Motion: Mr. Hawes made a motion to approve with staff comments. Mr. Ruble seconded the motion and it carried with a vote of 7-0.

DISCUSSION ITEMS

REPORTS & RECOMMENDATION

Director's Report

Mr. Hunt's had no report at this time.

ADJOURNMENT: 4:10 P.M.